

075.0

0005

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
771,600 / 771,600
APPRAISED:
771,600 / 771,600
USE VALUE:
771,600 / 771,600
ASSESSED:
771,600 / 771,600
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		CHEVIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SHERRIFF HEATHER M	
Owner 2:	
Owner 3:	

Street 1: 9 CHEVIOT RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROY JAMES K/HEATHER M -

Owner 2: -

Street 1: 9 CHEVIOT RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,271 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 2292 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6271		Sq. Ft.	Site		0	70.	0.97	4									425,691						425,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6271.000	340,900	5,000	425,700	771,600			47666
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/25/18		

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

771,600 / 771,600

USE VALUE:

771,600 / 771,600

ASSESSED:

771,600 / 771,600

16291!	Parcel ID		075.0-0005-0004.0
PRINT		Date	Time
12/10/20		21:05:09	
LAST REV		Date	Time
07/23/19		11:20:41	

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROY JAMES K/HEA		41450-257		11/18/2003	Family		No	No		Name change request Heather Roy-->Heather She
SHERRIFF RUSSEL		33287-389		7/20/2001		300,000	No	No		
SHERIFF RUSSELL		1175-67		8/4/1997	Family		1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2014	268	Siding	7,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
2/27/2018	Mail Update	MM	Mary M
6/12/2014	External Ins	PC	PHIL C
3/31/2009	Meas/Inspect	163	PATRIOT
3/29/2000	Inspected	263	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	267	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																											
Type: 15 - Old Style				Full Bath: 1	Rating: Average			OF=TOILET IN FFL.																																																																																															
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																																																																																																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																		
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																		
Sec Wall:		%		OthrFix: 1	Rating: Average																																																																																																		
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																																																																																															
Color: CHARCOAL				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O																																																																																															
View / Desir:				Fpl: 1	Rating: Average			Other																																																																																															
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																																															
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2																																																																																															
Year Blt: 1926	Eff Yr Blt:			Location:				Lvl 1																																																																																															
Alt LUC:	Alt %:			Total Units:				Lower																																																																																															
Jurisdct:	Fact: .			Floor:				Totals				RMs: 7	BRs: 3	Baths: 1	HB																																																																																								
Const Mod:				% Own:																																																																																																			
Lump Sum Adj:				Name:																																																																																																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																												
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	7	3																																																																																													
Sec Int Wall:		%		Economic:		%	Additions:																																																																																																
Partition: T - Typical				Special:		%	Kitchen:																																																																																																
Prim Floors: 3 - Hardwood				Override:		%	Baths:																																																																																																
Sec Floors: 4 - Carpet	25%			Total:	26.4	%	Plumbing:																																																																																																
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																																																																															
Subfloor:				Basic \$ / SQ: 130.00				Heating:																																																																																															
Bsmnt Gar:				Size Adj.: 1.26188803				General:																																																																																															
Electric: 3 - Typical				Const Adj.: 0.97757620				Totals	1	7	3																																																																																												
Insulation: 2 - Typical				Adj \$ / SQ: 160.367																																																																																																			
Int vs Ext: S				Other Features: 84500																																																																																																			
Heat Fuel: 2 - Gas				Grade Factor: 1.10																																																																																																			
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																																																																																																			
# Heat Sys: 1				NBHD Mod:																																																																																																			
% Heated: 100				LUC Factor: 1.00																																																																																																			
Solar HW: NO				Adj Total: 463114																																																																																																			
% Com Wall				Depreciation: 122262				Juris. Factor:			Before Depr: 176.40																																																																																												
Make: [] Model: [] Serial #: [] Year: [] Color: []				WtAv\$/SQ: [] AvRate: [] Ind.Val: []				Special Features: 0			Val/Su Net: 112.81																																																																																												
SPEC FEATURES/YARD ITEMS				Final Total: 340900				Final Total: 340900			Val/Su SzAd: 198.66																																																																																												
PARCEL ID 075.0-0005-0004.0																																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
4	Garage W/Lof	D	Y	1	14X24	A	AV	1960	24.68	T	40	101			5,000		5,000																																																																																						
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	101																																																																																											
More: N	Total Yard Items:	5,000		Total Special Features:			Total:	5,000																																																																																															
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